

Arlington Historic District Commissions

June 27, 2013
Whittemore Robbins House

FINAL & APPROVED MINUTES

Commissioners Present: C. Barry, M Bush, B. Cohen, S. Makowka, J. Nyberg, M. Penzenik, T. Smurzynski

Commissioners Not Present: D. Baldwin, J. Black, J. Cummings, M. Logan, J. Worden

Guests: S. Vasilyev, N. McCarthy (Vivint Solar Developer), P. Lackey, J. Leary

1. AHDC Meeting Opens 8:00pm
2. Appointment of alternate Commissioners to Russell – C. Barry, M. Bush, B. Cohen, T. Smurzynski; Pleasant Street – C. Barry, M. Bush, S. Makowka, T. Smurzynski; Jason/Gray – M. Bush, B. Cohen, S. Makowka, T. Smurzynski
3. Approval of draft minutes from May 23, 2013 meetings; B. Cohen moved approval, seconded by J. Nyberg. Unanimous approval
4. Communications
 - a. Call re: Robbins Library roof repair (referred to AHC)
 - b. Call re: Jason Russell House roof replacement (CONA)
 - c. Call re: Masonic Lodge repairs to front steps (CONA)
 - d. Request for CONA for 139 Pleasant Street (daSilva) for front door replacement
 - e. Request for CONA for 7 Jason Terrace for roof replacement
 - f. Call re: work at 23 Jason Street
 - g. Communications with BOS regarding Open Commissioner Seats
 - h. D. Baldwin and J. Cummings are drafting streetscape recommendation as input for the Master Process with Planning Dept. – will be on next month as an agenda item but will circulate recommendations in draft form
 - i. S. Makowka received communication from Town Counsel re: conflict laws as they relate to the Commissioners. A Special Municipal Employee designation would allow more flexibility, for example, to appear before other town boards. S. Makowka feels we should ask the BOS to so designate our Commissioners. It was suggested that a similar designation be made for the part-time position of Executive Secretary. S. Makowka moved that the Commission request that the Board of Selectmen designate each Arlington Historic District Commissioner and the AHDC Executive Secretary as Special Municipal Employees. Seconded by B. Cohen. Unanimous Approval – S. Makowka requested that C. Greeley follow up with Town Counsel
 - j. S. Makowka has been in contact with E. Davidson for house at corner of Academy and Mass. Ave., single paned wood windows (Bostonians) being used. Some clap boards and framing, and trim redone. He is staying in communication with owner.

- k. **S. Makowka designated as monitor for 161 Pleasant Street Certificate. We'll reissue the certificate showing new monitor.**
- l. **C. Greeley received call from Town Manager's office about replacing entry door at the Parmenter School. C. Greeley will follow up about coming in next month**

5. New Business

Hearings (typically last around 20 minutes per application)

8:20pm

- a. **Formal Hearing re: 20 Prescott Street (Vasilyev) for addition of side porch.** S. Vasilyev presented plans to build a porch and stairs to provide access from house to enjoy side yard. The proposed steps and porch will be detailed identically to the existing set at the rear unit. Applicant stated that he had talked to the abutting neighbors and their primary concern was that the light not shine into their house. This will be taken care of with light proposed. S. Makowka asked for specifications. The applicant confirmed that non-pressure treated wood for railing and floorboard and pine for trim to match the construction and colors to existing porches. B. Cohen moved that the Commission accept plans and drawings proposed for new side porch with materials and design to match existing porch on same side of house. Seconded by J. Nyberg. Unanimous approval. B. Cohen appointed monitor
ACCOMPANYING DOCUMENTATION: APPLICATION, PHOTOS, DRAWINGS
 - b. **Formal Hearing re: 15 Wellington (Cohen) for replacement of wood with fiberglass gutters.** B. Cohen recused herself to represent herself for her own property and stepped down from Commission for purposes of this hearing. According to B. Cohen, the vast majority of work is in the back of the house which is not visible. In addition to the gutters, the upper soffits need much repair. Much of proposal qualifies for a CONA as the repairs will be like with like but they are proposing to replace failed wood gutters on upper eve with fiberglass gutter as recently approved with the Fiberglass Gutter Company in Pembroke, MA. J. Nyberg moved approval of replacement of existing wood gutters with Fiberglass Gutter company gutters, seconded by M. Penzenik. Unanimous approval. Monitor: J. Cummings
ACCOMPANYING DOCUMENTATION: APPLICATION, PHOTOS
- B. Cohen rejoined as Commissioner for the remaining hearings
- c. **Formal Hearing re: 208 Pleasant Street (Hart) for rooftop solar installation.** The solar panel installer N. McCarthy , acting as representative for the Applicant, explained that they are seeking approval of a solar panel installation on the rear roof of the house facing Spy Pond. He explained that because of the roof pitch, you can only see the solar panels from all the way across the pond. The panels are mounted directly into the roof with connection installed under existing shingles. If you were to remove the system it wouldn't leave any evidence that the panels were ever added. Applicant confirmed that the panels did not tilt up (i.e., flush with roof), and would be installed around existing chimney, pipes, etc. M. Penzenik asked about the layout. The irregular layout bothers her. The applicant stated that because of pipes, satellite dishes, etc. they are limited. However, after discussion and accounting for the fact that they will be adding panels to the existing pattern, it was determined that some slight adjustments to location of panels to make the overall pattern more symmetrical will be a little better for visibility. Applicant agreed to make changes, if physically possible, to be more symmetrical and as unobtrusive as possible. B. Cohen moved approval with changes as noted to make layout more symmetrical if possible with final design to be approved by monitor prior to installation. This approval included prior panels installed in error without permits. Seconded by J. Nyberg. Unanimous approval. Monitor appointed S. Makowka
ACCOMPANYING DOCUMENTATION: APPLICATION, PHOTOS

- d. **Formal Hearing re: 210 Pleasant Street (Hart) for rooftop solar installation.** The solar panel installer N. McCarthy , acting as representative for the Applicant, explained that this house is tucked in behind the ranch house at 208 Pleasant and is owned by same owner. It is situated closer to the pond and the one gabled roof facing the pond is the only area that would be ok to use for solar power. All of the proposed panels would go on this rear roof slope as shown in the provided drawings. B. Cohen moved the Commission approve as proposed the plans and drawings for installation of solar panels. Seconded by J. Nyberg. Unanimous Approval. S. Makowka monitor
ACCOMPANYING DOCUMENTATION: APPLICATION AND PHOTOS
- e. **Formal Hearing re: 118 Pleasant Street.** The applicant was not able to attend the hearing tonight but is only seeking to replace existing wood gutters with commission-approved fiberglass gutters. J. Nyberg moved approval of the application to replace wooden gutters with The Fiberglass Gutter Company gutters as previously approved by the Commission subject to the condition that there be no change to any other materials or design. Seconded by B. Cohen. Unanimous approval. Monitor appointed J. Nyberg
ACCOMPANYING DOCUMENTATION: APPLICATION AND PHOTOS
- f. **Informal Hearing for 23 Jason Street (Lackey).** P. Lackey represented owners. House has been a 4 unit house for many years. They would like to reduce it to 3 units and move in to owner occupy. Change driving addition on back is that they would like to provide independent access in to upstairs units through shared porch on rear and entrance for 2 other units. This would add about 3 feet of enclosure to the side rear corner to house stair and then porch would extend out. The elements highlighted in drawings provided are new or changes. In addition to small addition on back, 1 new window on south for bathroom. Copy of existing window on opposite side of house. There will also be a center window on the rear. M. Penzenik said that they should be sure to like to match sills and sashes. There is a chimney (not the main one) that they will propose to remove as well. They were conscious about maintaining the silhouette of existing house. Corner boards on 1st floor but not on second. B. Cohen said probably clapboard on bottom, shingle on top. The bay turns back in to a 90 against the main house. There was a discussion about the detail of how the proposed porch engages the house at the corner. They have shown that connection as flush but it was suggested that a 3 or 4" step might work better. They estimated that the existing corner board is about 5-8". M. Bush discussed the classical way to do the corner boards. One other adjustment they want to talk about is being able to utilize the ground floor porch for more than just a porch swing kind of use. They want to project the floor out another 5-6 feet beyond the roof cover so it will be a deck with same handrail continuing around. B. Cohen said it wears quicker, but it is classically appropriate. J. Nyberg added that they might want to consider the feasibility of adding a sleeping porch up the back encasing a rear staircase and getting rid of the fire escape. The proponent agreed that their thought is make it to look like a single family home but there are space limitations due to the driveway at the rear.

6. Other Business

- a. Discussion of Special Municipal Employee designation (**see communications above**)
- b. Preservation Loan Program Update
- b. Outreach to Neighborhoods & Realtors
- c. Update of Project List by Commissioners
- d. Discussion re: joint AHDC/AHC meeting
- e. Open Commissioner Seats

7. OPEN FORUM

Any matter presented for consideration of the Commission shall neither be acted upon, nor a formal decision made the night of the presentation

8. REVIEW OF PROJECTS (See project list below)

Project List:

1. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
2. 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA
3. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
4. 105 Westminster Ave. (Orrigo – 05-27M) – Cohen – COA
5. 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)
6. 152b Pleasant St. (Cury – 07-16P) – Worden – COA (Fence)
7. 10 Montague St. (Jirak – 07-20M) – Makowka – CONA (Fence Replacement)
8. 3 Westmoreland Ave. (Canty – 07-23M) – Makowka – CONA (Roof & Light)
9. 149 Pleasant St. (Alberto – 07-53P) – Penzenik – COA (Porch Windows)
10. 170 Pleasant St. (Gillis/Kelly – 07-56P) – Cohen – COA (Basement Windows)
11. 72 Westminster Ave. (Colman – 08-01M) – Cohen – COA (Front Porch)
12. 34 Jason Street (Szymanski – 08-09P) – Makowka – CONA (Deck on Rear)
13. 754 Mass. Ave. (Vorlicek – 08-31J) – Worden – COA (Handicap Lift, Stairs, Entry, Door)
14. 193 Westminster Ave. (Pemsler – 08-33M) – Cohen – COA (porch, siding removal, stairs)
15. 175 Pleasant Street (Lucchese – 08-34P) – Penzenik – COA (fence)
16. 393-395 Mass. Ave. (Barkan – 08-45B) – Makowka - 10 Day COA (Shutters)
17. 14 Westmoreland Ave. (Leveille – 08-48M) – Makowka – CONA (Retaining Wall)
18. 81 Westminster Ave. (Lemire – 09-06M) – Makowka – CONA (Windows)
19. 184 Westminster Ave. (Kahn – 09-10M) – Makowka – COA (Roof)
20. 160 Westminster Ave. (Jackson – 09-12M) – Makowka – COA (Addition Revision)
21. 156 Westminster Ave. (LaFleur/Ehlert – 09-13M) – Makowka – CONA (Driveway, Steps, Landing)
22. 179 Westminster (Cerundolo – 09-20M) – Cohen – COA (Porch, Trim, Siding Removal)
23. 203 Lowell Street (Salocks/Stafford – 09-22M) – Makowka – COA (Addition)
24. 74 Pleasant Street (St Johns – 09-25P) – Worden – COA (Sign & lighting)
25. 86 Pleasant Street (Coyner – 09-26P) – Makowka – 10 Day COA (shutters)
26. 79 Crescent Hill Ave. (Diaz – 09-31M) – Makowka – COA (door removal, stoop, window)
27. 147 Lowell Street (Nyberg – 09-41M) – Smurzynski – COA (Deck)
28. 10 Montague Street (Jirak – 09-46M) – Makowka – CONA (Garage Deck Demolition)
29. 109 Westminster Ave. (Rines/Pascale – 10-03M) – Makowka – COA (Porch)
30. 174 Westminster Ave. (Landwehr/Szaraz – 10-06M) – Makowka – CONA (Wood Window Repair)
31. 10 Montague Street (Jirak – 10-07M) – Makowka – COA (Railings)
32. 174 Westminster Ave. (Bush/Sheldon – 10-09M) – Makowka – CONA (Gutters)
33. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
34. 215 Pleasant Street (Gruber – 10-15P) – Penzenik – COA (Garage Door)
35. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
36. 114 Westminster Ave. (Metzger – 10-28M) – Makowka – CONA (Shingles-Porch-Rafters)
37. 114 Westminster Ave. (Metzger – 10-29M) – Nyberg – COA (Windows)
38. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
39. 123 Westminster Ave. (Urgotis – 10-38M) – Makowka – CONA (Porch Columns)
40. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
41. 3 Westmoreland Ave. (Canty-Eng – 10-42M) – Makowka – CONA (Window Sash)

42. 14 Westmoreland Ave. (Leveille – 10-45M) – Makowka – CONA (Vinyl Siding Removal-Shingle Repair on Areas Not Visible from Public View)
43. 25 Elder Terrace (Hussain – 10-47M) – Makowka – CONA (Roof, Gutters, Down Spouts)
44. 52-54 Westminster Ave. (O'Shea – 10-49M) – Makowka – COA (Door)
45. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
46. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
47. 24 Jason Street (Smith-Towner – 10-54J) – Makowka – CONA (Stairs-Handrail)
48. 160 Westminster Ave. (Jackson – 10-58M) – Makowka – CONA (Fence)
49. 19 Westmoreland Ave. (Naar – 11-01M) – Makowka – CONA (Porch-Stairs-Rail-Trim)
50. 50 Westmoreland Ave. (Sessa – 11-04M) – Makowka – CONA (Shingles)
51. 188-190 Westminster Ave. (Kokubo – 11-08M) – Penzenik – COA (Addition-Windows)
52. 69 Crescent Hill Ave. (Bush-Sheldon – 11-09M) – Makowka (Siding-Deck-Windows)
53. 114 Westminster Ave. (Fleming-Metzger – 11-10M) – Makowka – CONA (Rear Deck)
54. 157 Lowell Street (Stevens – 11-12M) – Makowka – CONA (Railing)
55. 69 Crescent Hill Ave. (Bush-Sheldon – 11-13M) – Nyberg – COA (Shingles/Clapboard)
56. 44 Academy Street (Gevalt/Bachrach -11-21P) – Penzenik – COA (Shed)
57. 35 Jason Street (Lynch – 11-22J) – Makowka – COA (Rear Deck and Addition)
58. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
59. 157 Lowell Street (Stevens – 11-32M) – Makowka – CONA (Fence)
60. 20 Russell Street, #1 (Briggs – 11-37R) – Makowka – CONA (Windows)
61. 170 Pleasant Street (Gillis-Kely – 11-39P) – Levy – COA (Basement Windows)
62. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
63. 160 Westminster Ave. (Jackson – 11-41M) – Nyberg – 10 Day COA (Shed)
64. 52-54 Westminster Ave. (O'Shea – 11-46M) – Makowka – CONA (Rear Deck/Porch)
65. 111 Pleasant Street (Frideau – 11-49) – Nyberg – COA (Fence)
66. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
67. 187 Westminster Ave. (Danaher-Obrien – 11-51M) – Makowka – CONA (Roof)
68. 187 Lowell Street (Grinnell – 11-52M) – Makowka – 10 Day COA (Door and Windows)
69. 82 Westminster Ave. (Ivers – 12-01M) – Makowka – CONA (Storm Windows)
70. 204 Pleasant Street (English – 12-02P **DENIAL**) – Makowka (Address Marker/Wall)
71. 10 Montague Street (Silverman/Stima – 12-05M) – COA (Deck Doors)
72. 55 Academy Street (Givertzman – 12-06P) – Nyberg – COA (Addition-Windows)
73. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
74. 23 Water Street (Whitford – 12-09R) – Baldwin – COA (Rooftop Solar Panels)
75. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
76. 3 Westmoreland Ave. (Canty/Eng-12-12M) – Makowka – CONA (Wall)
77. 41 Crescent Hill Ave. (Mead – 12-13M) – Makowka – CONA (Roof)
78. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
79. 734 Mass. Ave. (Davidson – 12-17J) – Makowka – CONA (Windows)
80. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Penzenik - COA (House Redesign)
81. 20 Russell Terrace (Ulin – 12-23R) – Makowka – CONA (A/C Replacement)
82. 30 Jason Street (Harris – 12-25J) – Makowka – CONA (Rear Windows)
83. 252 Pleasant Street (Schweich – 12-27P) – Nyberg – COA (Windows-Decks&More)
84. 66 Pleasant Street (Fraumeni – 12-30P) – Makowka – CONA (Gutters/Downspouts)
85. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
86. 114 Westminster Ave. (Fleming/Metzger – 12-32M) – Makowka – CONA (Windows)
87. 30 Jason Street (Harris – 12-34J) – Nyberg – COA (Windows)
88. 11 Wellington Street (Herold – 12-36P) – Makowka – CONA (Fence)
89. 10 Avon Place (Gnewuck – 12-37A) – Cohen – COA (Railing)
90. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
91. 156 Pleasant Street (Seitz – 12-39P) – Penzenik – COA (Windows)

92. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
93. 119 Pleasant Street (Poulos – 12-43P) – Makowka – CONA (Roof)
94. 60 Pleasant Street (Brentwood – 12-44P) – Makowka – CONA (Sliding Doors)
95. 28 Russell Street (Ames – 12-45R) – Makowka – CONA (Fence)
96. 259 Pleasant Street (Fatula – 12-46P) – Nyberg – COA (Gutters)
97. 28 Russell Street (Amex – 12-48R) – Makoka – COA (Porch/Stairs/Railings)
98. 60 Pleasant Street (Brentwood – 12-49P) – Makowka – CONA (Windows)
99. 30 Jason Street (Harris/Charest – 12-50J) – Makowka – CONA (Sills/Wells)
100. 119 Pleasant Street (Poulos Trust – 12-53P) – Makowka – CONA (Windows)
101. 30 Jason Street (Harris/Charest – 12-52J) – Nyberg – COA (Porches)
102. 11 Oak Knoll (Clossey – 12-54P) – Cohen – CONA (Dormer, Window Repair)
103. 140 Pleasant Street (Haas – 12-55) – Makowka – CONA (Gutter)
104. 35 Jason Street (Lynch – 12-56J) – Makowka – CONA (Fence)
105. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
106. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
107. 3 Westmoreland Ave. (Canty – 13-03M) – Makowka – COA (Roof Vent)
108. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
109. 21 Central Street (Dyer – 13-05C) – Cohen – COA (Solar Panels)
110. 119 Pleasant Street (Poulos – 13-06P) – Makowka - CONA (Doors)
111. 75 Pleasant Street (Bos. Church of Christ – 13-07P) – Makowka/Cohen – COA (Annex Renovations/Church Restorations)
112. Lot 47 (aka 247 Pleasant Street- 13-08P) – Nyberg – COA (new house)
113. 160 Westminster Ave. (Jackson – 13-09M) – Nyberg – COA (Fence)
114. 204 Pleasant Street (Sirah RT – 13-10P) – Penzenik – COA (Cupola/Windows)
115. 19 Jason Street (Dargon – 13-11J) – Makowka – CONA (windows)
116. 188 Pleasant Street (Cleary/Carr – 13-13P) – Makowka – CONA (AC units)

Meeting Adjourned 9:55pm